

**MINUTES OF THE
CITY OF GREENSBORO
MINIMUM HOUSING STANDARDS COMMISSION
REGULAR MEETING
FEBRUARY 12, 2013**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission was held on Tuesday, February 12, 2013 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:38 p.m. The following members were present: Chair Kathleen Sullivan, Tyler Quinn, Justin Outling, Ellen Sheridan, and Kimberly Moore-Dudley. Staff present included Inspectors Lori Loosemore, Don Sheffield, Roy McDougal, and Roddy Covington. Also present was Mike Williams, Attorney for the Commission; Mary Lynn Anderson, Legal Department; and Barbara Harris, Planning and Community Development.

Ms. Loosemore asked the Commission to consider several changes to the agenda. She requested that 700 North English Street be moved to be heard first under the continued cases. In addition, she requested that 905 Haywood Street be heard at the March 12, 2013 meeting as the owner is currently out of town. Members agreed by acclamation to approve the requested changes.

Patricia Wysneski, 1607 Bailiff Street, stated that she was present to speak on 905 Haywood Street. Chair Sullivan invited Ms. Wysneski to speak on the condition of the property. Ms. Wysneski stated that she had taken off of work to attend the meeting and that the agenda had not been posted on the City website. It was noted for the record that Ms. Wysneski was present at the meeting. In addition, Ms. Loosemore will ensure that agendas are posted online prior to a meeting.

(1) APPROVAL OF JANUARY 15, 2013 MINUTES:

Mr. Quinn moved to approve the minutes from the January 15, 2013 meeting as written, seconded by Ms. Moore-Dudley. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Quinn, Outling, Sheridan, Moore-Dudley. Nays: None.)

New Cases:

- (2) 3702 Cameron Avenue** (TMN 2093-4/Parcel #0022097) Johanna Ortiz and Oracio Valdez, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors Covington and Loosemore. **(CONTINUED UNTIL APRIL, 2013 MEETING)**

Inspector Loosemore stated that Veronica Moncera, 300 West Washington Street, will be serving as an interpreter for this case.

Inspector Loosemore stated that this property was originally inspected on January 30, 2012. All parties were notified of the hearing. The hearing was held on March 8, 2012. James McBride, the owner at that time, did appear for the hearing. An order was issued on March 8, 2012 and expired on April 9, 2012. The City had to order the property to be secured and the owner secured it.

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was February 7, 2013 by Inspector Covington; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the list of violations include cracked or missing electrical outlet cover; cracked or missing switch plate cover; exposed wiring at light fixture; power not on at time of inspection, needs to be on and inspected before case can be completed; smoke detectors are required in each bedroom and common areas; heat-gas/electric not on at time of inspection, needs to be on and inspected before case can be completed; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection, needs to be on and inspected before case can be completed; unclean/unsanitary floors, ceilings, and/or walls; wall has peeling, chipping or flaking paint that must be repaired, removed or covered; flooring is rotten and must be repaired in bathroom area; loose floor covering must be repaired or replaced; front door in disrepair; screens are required on windows; every window shall open and close as manufactured; wall have cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; exterior wood surfaces need to be maintained by painting or other protective coating; exterior wall has loose or rotted material; foundation wall has holes or cracks; the property needs to be graded to prevent accumulation of standing water; and ceiling contains holes, loose materials, and/or in disrepair in bathroom area.

Chair Sullivan asked if any one was present wishing to speak on this matter.

Johanna Ortiz, 3711 Oak Grove Avenue, indicated that the first time she received a letter from the City regarding the property was December 18, 2012. She purchased the property on April 23, 2012. She commented on repairs made to the property that included new doors, new windows, and siding.

Ms. Loosemore clarified that the hearing notice was sent on March 8, 2012 to the individual who was the current owner at that time. Counsel Williams explained the process for a title search before a case comes to the Commission. He explained that a second title search indicated there was a new owner and notification was sent regarding today's meeting. This is the owner's first time appearing before the Commission since she purchased the property in April, 2012.

Ms. Ortiz requested additional time to repair violations at the property.

Mr. Sheffield confirmed that the owner has pulled building and electrical permits.

Mr. Quinn moved to continue this case until the April, 2013 meeting, seconded by Ms. Moore-Dudley. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Quinn, Outling, Sheridan, Moore-Dudley. Nays: None.)

- (3) **905 Haywood Street** (TMN 57-9-28/Parcel #0006044) Nellie J. Jones LLC, Owner– In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors Covington and Loosemore. **(CONTINUED UNTIL MARCH, 2013 MEETING)**
- (4) **1511 Randolph Avenue** (TMN 76-1-14) Ramon Vasquez (aka Ramon Vasques) and Maria Antonia Garcia Salazar, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors Covington and Loosemore. **(CONTINUED UNTIL APRIL, 2013 MEETING)**

Inspector Loosemore stated that this property was originally inspected on March 5, 2012. All parties were notified of the hearing. The hearing was held on April 16, 2012. No one appeared for the hearing. An order was issued on May 17, 2012 and expired on June 18, 2012. The City had to order the property to be secured and the owner secured it.

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was February 12, 2013 by Inspector Covington; the property is not a duplex or multiunit apartment; there are more than five

separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions. She stated that this case originally began as a fire case and was turned in by the fire department.

Inspector Loosemore stated that most of the violations are due to fire damage. The list of violations includes cracked or missing electrical outlet cover; cracked or missing switch plate cover; electrical equipment needs to be properly installed and maintained; exposed wiring at outlet; exposed wiring at light fixture; power not on at time of inspection; missing smoke detectors; inoperable smoke detectors; heat—gas/electric not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water heater relief valve improperly installed and/or maintained; unclean and unsanitary floors ceilings and/or walls due to fire damage; walls have peeling, chipping or flaking paint that must be repaired, removed or covered due to fire damage; cracked or loose plaster, decayed wood or other defective material must be corrected due to fire damage; rotten flooring must be repaired due to fire damage, permit required; loose floor covering must be repaired or replaced; doors need to be weathertight; locks not maintained or missing from windows; screens required on windows; every window shall open and close as manufactured; windows need glazing; windows need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls have loose or rotted material; property needs to be graded to prevent accumulation of standing water; roof drains, gutters and downspouts in disrepair; every dwelling unit shall contain a bathtub or shower, bathroom sink, toilet and separate kitchen sink.

Raymond Vasquez, 2225 Round Robin Drive, stated that he is working on repairing the violations. He is currently working on the foundation. He estimated that it would take approximately three months to remove all the violations.

Mr. Sheffield indicated that the owner has a building permit to repair the fire damage and there have been no inspections.

Mr. Vasquez reviewed his plan to fund the project. He plans to reside in the house when repairs have been completed.

Ms. Moore-Dudley moved to continue the case until the April, 2013 meeting, seconded by Ms. Sheridan. The Commission voted 4-1 in favor of the motion. (Ayes: Sullivan, Quinn, Moore-Dudley, Sheridan. Nays: Outling)

Mr. Outling stated that he felt the owner should come back prior to 60 days for an update as there is no definitive plan for receiving the money to correct the violations.

Continued Cases:

Chair Sullivan stated that 700 North English Street would be heard when the owner is present to speak on the case.

- (5) 2117-2119 Redwood Drive (TMN 187-13-7/Parcel #0019881) – Theophilus A. Pinson and Barbara Pinson, Owner– In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the December 11, 2012 and January 8, 2013 Housing Commission meeting. Inspectors McDougal and Loosemore. (CONTINUED UNTIL MARCH, 2013 MEETING)**

Inspector Loosemore updated members on progress being made by the owner to qualify the units for the Lead Abatement Program. Following discussion of the program, she stated that a City representative could be on hand at the next meeting to address any further questions the Commission may have.

Mr. Pinson noted that the process for funding was long and felt the next step was to determine what kind of repairs to the property would be needed to qualify for the Lead Abatement Program. He referred to an alternate program he planned to apply for if costs were too high to proceed with the lead program.

Responding to a question, Inspector Loosemore stated that inspectors may be able to ascertain if lead is present within 30 days. They should also be aware of any issues associated with the title. An inspection would clarify other repairs that need to be made. If lead is present, the owner will be partnered with the Lead Abatement Program; otherwise, there are other programs available to help make repairs.

Mr. Pinson stated that outside of other funding programs, he would have to use his retirement funds to clear up the violations. He felt that a five-month period would be sufficient to bring the property up to par. He said that money had been spent since the last meeting to haul materials away from the property.

It was noted that contracts were presented to the Commission that will be part of the record.

Ms. Moore-Dudley moved to continue the case until the March, 2013 meeting, seconded by Ms. Sheridan. The Commission voted 4-1 in favor of the motion. (Ayes: Sullivan, Quinn, Moore-Dudley, Sheridan. Nays: Outling)

(6) 516 Fifth Avenue (TMN 27-2-5/Parcel #0002407) – Lafayette and Agnes Dixon, Owners – In the Matter of Order to Repair, Alter or Improve Structure. Continued from the October 9, 2012 Housing Commission Meeting. Inspectors McDougal and Loosemore. (CONTINUED UNTIL MARCH, 2013 MEETING)

Ms. Loosemore stated that this case was continued from last month due to the unexpected passing of Mr. Dixon.

Inspector Loosemore updated the Commission and stated that the list of outstanding violations include light fixtures at rear of house need to be repaired; light fixtures inside the unit are in disrepair or are hanging loose; lighting is needed in required areas; some plumbing fixtures do not have proper clearance; bathroom sinks and tubs not properly connected to the water supply and sewer drains, corrections require permits; no water heater not properly installed in unit; handrails required for basement steps; unclean/unsanitary floors, ceilings and/or walls; rear windows require screens; windows in unit do not work properly; broken deadbolt locks and doorknobs on doors in unit; some doors need doorknobs; rotted wood frames around interior windows and sills; floors in bathrooms and other rooms are sinking, have holes and buckling, must acquire proper permits from City to correct this violation; doors leading to the exterior need to be weathertight; bathroom doors need locks; bedroom doors need locks; windows in unit need locks.

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was February 11, 2013 by Inspector McDougal; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions. She confirmed that the violations read into the record existed as of the Inspector's visit on February 11, 2013.

Agnes Dixon, 7410 Dickenfeld Drive, Summerfield, North Carolina, described violations that have been corrected since February 11, 2013. She is working with a contractor to bring everything up to code. She was uncertain as to the length of time required to complete the work. She plans to meet with the contractor within the next few days to determine a timeline for completion.

Inspector Sheffield stated that a building permit and a permit to repair a floor joist have been pulled. Ms. Dixon plans to check with the contractor regarding the electrical and plumbing permits.

Mr. Outling moved to continue the case until the March, 2013 meeting with a timeline to be provided, seconded by Mr. Quinn. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Quinn, Moore-Dudley, Outling, Sheridan. Nays: None.)

- (7) 700 North English Street** (TMN 128-8-20/Parcel #0020006) Irene and George Palamaris, Owner in the Matter of Order to Repair, Alter or Improve the Structure. Continued from January 8, 2013 Housing Commission meeting. Inspectors McDougal and Loosemore.
(CONTINUED UNTIL MARCH, 2013 MEETING)

Inspector McDougal informed the Commission that the prospective owner of this property communicated that he is continuing to correct the violations on this property. The prospective owner was informed by his realtor that financing to purchase the unit had not yet been secured. The owner of record, Ms. Agapion, plans to allow the foreclosure process to go forward if financing doesn't come through.

It was noted that the prospective owner was informed of the meeting but has not appeared.

Inspector Loosemore stated that trash and rubbish have been cleaned up at the unit. In addition, holes in the walls due to the doorknobs have been repaired since the last meeting.

Mr. Outling moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted 2-3 against the motion. (Ayes: Outling, Quinn. Nays: Sullivan, Moore-Dudley, Sheridan.)

Ms. Moore-Dudley moved to continue the case until the March, 2013 meeting, seconded by Ms. Sheridan. The Commission voted 3-2 in favor of the motion. (Ayes: Sullivan, Moore-Dudley, Sheridan. Nays: Outling, Quinn.)

- (8) 3502 North Church Street** (TMN 412-2-31/Parcel #0045000) – Charles B. Bell, Sr., Owner in the Matter of Order to Repair, Alter, or Improve the Structure. Continued from the December 11, 2012 and January 8, 2013 Housing Commission Meetings. Inspectors McDougal and Loosemore. **(CONTINUED UNTIL MARCH, 2013 MEETING)**

Inspector Loosemore stated that no violations have been corrected since the last meeting.

Inspector McDougal stated that work is being done on the property.

Inspector Sheffield indicated that permits had not been taken out for 3502 and 3500 North Church Street. Inspector McDougal recalled that permits were not required for 3502 but were required for 3500 North Church Street.

Charles Bell, 1044 Greenmont Drive, Asheboro, North Carolina, stated that the baseboard heating units would be installed soon along with the rear entrance door. He felt the unit would be finished when it is cleaned and painted. There were issues of vagrants at the unit but the property has been secured. He estimated that the project would be finished within two weeks.

Ms. Moore-Dudley referred to the video and questioned if the project could be completed in two weeks.

Mr. Outling moved to continue the case until the March, 2013 meeting, seconded by Mr. Quinn. The Commission voted 4-1 in favor of the motion. (Ayes: Sullivan, Outling, Quinn, Sheridan. Nays: Moore-Dudley.)

- (9) 3500 North Church Street (AKA 201 Denny Road)** (TMN 412-2-34/Parcel #0216628) – Charles B. Bell, Sr., Owner – In the Matter of Order to Repair, Alter, or Improve the Structure. Continued from the December 11, 2012 and January 8, 2013 Housing Commission meetings. Inspectors McDougal and Loosemore.
(CONTINUED UNTIL MARCH, 2013 MEETING)

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was February 11, 2013 by Inspector McDougal; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Charles Bell, 1044 Greenmont Drive, Asheboro, North Carolina, stated that he plans to pull permits for plumbing and put down flooring within the next week.

Ms. Sheridan moved to continue the case until the March, 2013 meeting, seconded by Ms. Moore-Dudley. The Commission voted 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Quinn, Sheridan, Moore-Dudley.)

- (10) 1315 Gorrell Street** (TMN 102-9-8) Margaret C. Warren, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the November 8, 2011; December 13, 2011; May 8, 2012; August 14, 2012; and November 13, 2012 Housing Commission meetings. Inspectors Covington and Loosemore.
(CONTINUED UNTIL MARCH, 2013 MEETING)

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was February 12, 2013 by Inspector Covington; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

The violations were read into the record at the last meeting. Inspector Loosemore stated that the only violation corrected since that time has been the removal of the roof drain, gutters, and downspouts that were in disrepair.

Inspector Sheffield updated members on the status of permits for the property. There have been no plumbing or building inspections.

Leon Warren, 3223 Edenwood Drive, discussed problems he encountered with the availability of the plumber. The materials have already been purchased and the plumbing permit has been pulled. In addition, a repair needs to be made to the joist and must be coordinated with the contractor.

Mr. Warren felt he should know the status of the plumber within 30 days. He noted that the property has been cleaned up.

At the request of Inspector Loosemore, Inspector Sheffield explained the process to cancel the current permit and release the plumber if the owner desires to do so in the future.

Ms. Moore-Dudley felt that the owner should be given a continuance of 60 days in light of the circumstances. Mr. Outling felt that 30 days would be sufficient time to hear his plan with regard to plumbing and framing.

Inspector Covington asked if the proposed continuance was to coordinate the trades or remove violations from the property. Mr. Warren felt the continuance was to coordinate the trades. Ms. Sheridan stated that if granted a 30-day continuance, Mr. Warren should return with a timeline for repair.

Members and staff noted that the case originated before November, 2011. They discussed progress being made on the case.

Mr. Outling moved to continue the case until the March, 2013 meet, seconded by Ms. Sheridan. The Commission voted 4-1 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Quinn. Nays: Moore-Dudley.)

Mr. Warren was asked to return with a timeline for repairs, proper permits, and knowledge of when he can move to the next step. Chair Sullivan hoped to see improvement being made when the property video is shown at the next meeting.

(11) 405 East Whittington Street (TMN 17-11-13/Parcel #0001366) Adele Wicker, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the November 13, 2012 and December 21, 2012 Minimum Housing Commission meetings. Inspectors Covington and Loosemore. **(CONTINUED UNTIL APRIL, 2013 MEETING)**

Inspector Loosemore stated that Ms. Wicker passed away unexpectedly and her son is present to speak on the property.

Mark Wicker, 106 Kemp Road East, informed members that the property is not in probate as a death certificate cannot be secured at this time. He stated that plans are to sell or demolish the property once the estate has closed. He felt that renovating the three-story house was cost-prohibitive.

Ms. Moore-Dudley moved to continue the case until the April, 2013 meeting, seconded by Mr. Outling. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Quinn, Moore-Dudley. Nays: None.)

(12) 418 R West Washington Street (TMN 20-5-12/Parcel #0001608) Henry Christian Zenke III and Virginia Hawthorne Zenke, Co-Trustees – In the Matter of Order to Repair or Demolish the Structure. Continued from the February 14, 2012; May 8, 2012; June 12, 2012; August 14, 2012; September 11, 2012; October 9, 2012; and January 8, 2013 Minimum Housing Commission meetings. Inspectors Covington and Loosemore. **(CONTINUED UNTIL APRIL, 2013 MEETING)**

Inspector Loosemore stated that the video being shown is from the October, 2012 meeting and no improvements have been made since that time. Inspector Sheffield was at the property earlier in the day.

Virginia Zenke, 1003 Carolina Street, stated that she is still waiting for more information on a developer that was suggested by Preservation Greensboro. After providing details, she requested a continuance of

one month to hear back from Preservation Greensboro. In addition, she hopes that an upcoming newspaper article about the property will result in interest and activity.

There was a discussion regarding the possibility of selling the land, as the land holds more value than the house.

Counsel Williams asked Inspector Sheffield if the video being shown, taken sometime in October, 2012, was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was February 12, 2013 by Inspector Sheffield; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Sheffield stated that he agreed with these questions. He said that the property is listed as commercial and is currently in the same condition as shown on the video. He stated that the house is sitting on a platform and is unsafe for human habitation.

Ms. Moore-Dudley moved to uphold the Inspector. There was no second and the motion failed.

Ms. Moore-Dudley pointed out that the property has been before the Commission for a lengthy time.

Ms. Sheridan moved to continue the case until the March, 2013 meeting, seconded by Mr. Outling. The Commission voted 4-1 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Quinn. Nays: Moore-Dudley.)

Ms. Zenke was asked to return with an update and a marketing plan.

ADJOURNMENT:

There being no further business before the Group, the meeting adjourned at 3:20 p.m.

Respectfully submitted,

Kathleen Sullivan
Chairwoman, City of Greensboro Minimum Housing Standards Commission

KS:sm/jd